

## WATERWAY OVERLAY ZONE REVIEW

PLANNING COMMISSION PUBLIC HEARING

LES SCHWAB AMPHITHEATER

PZ-19-0865

**NOVEMBER 25, 2019** 

SARA ANSELMENT, ASSOCIATE PLANNER

# Tax Lot 500 Tax Lot 600 Tax Lot 1702

## **VICINITY MAP & WOZ BOUNDARY**



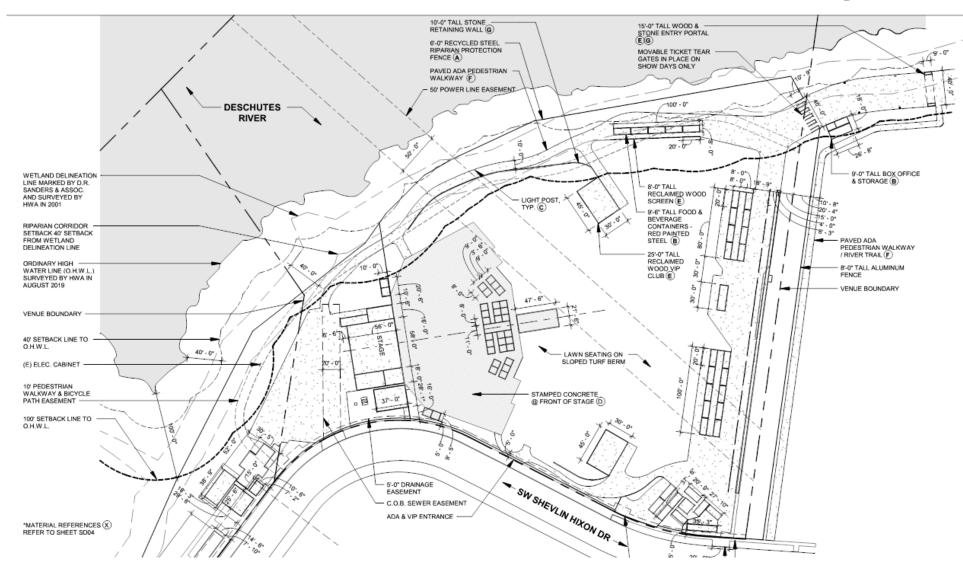




Waterway Overlay Zone

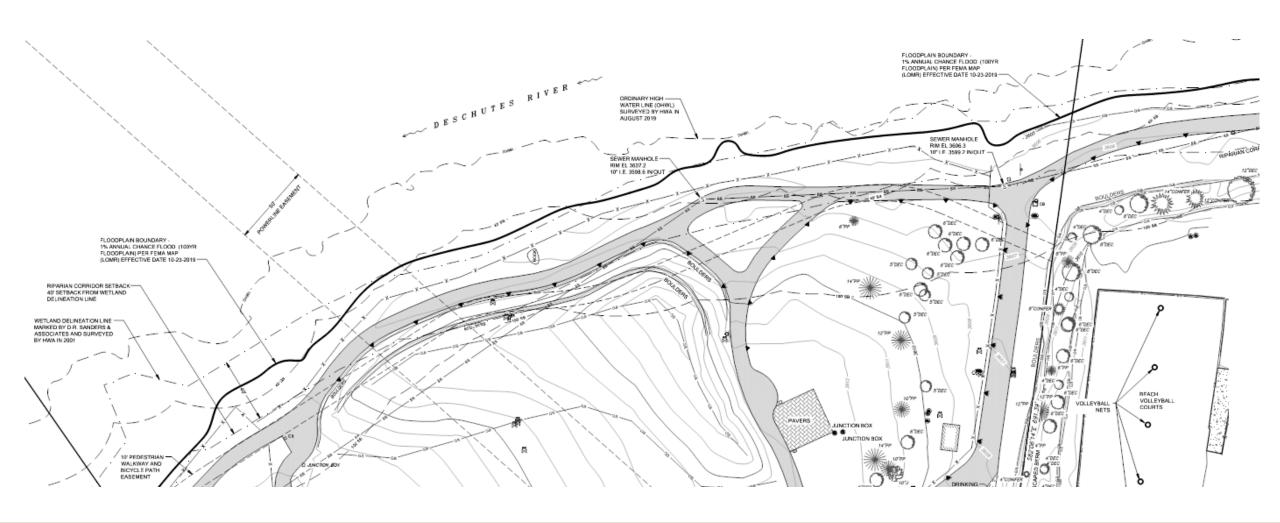
## SITE PLAN





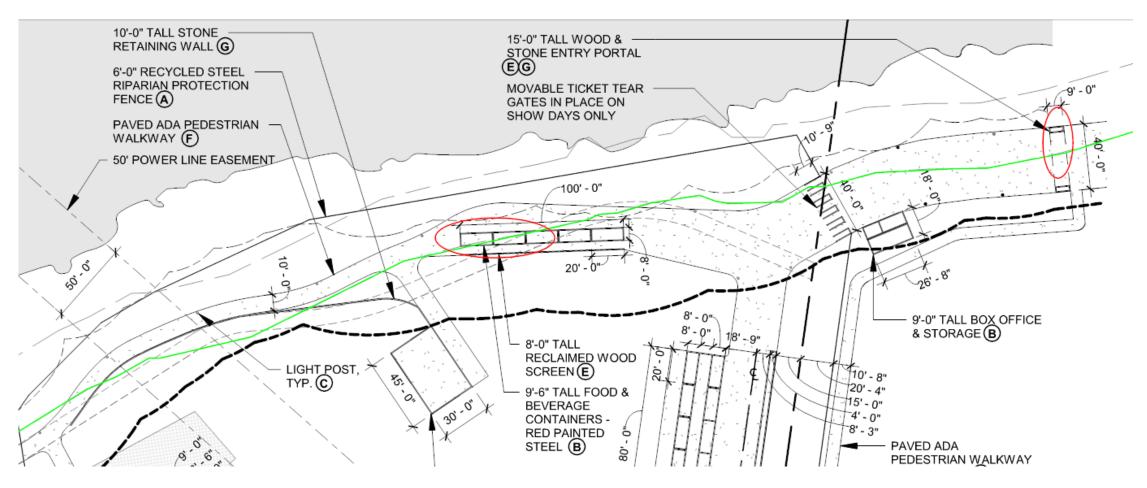
## FLOOD PLAIN AND RIPARIAN CORRIDOR





## **RIPARIAN CORRIDOR & 100 FOOT SETBACK**





## **RENDERING OF SITE**





## **COLORS AND MATERIALS**





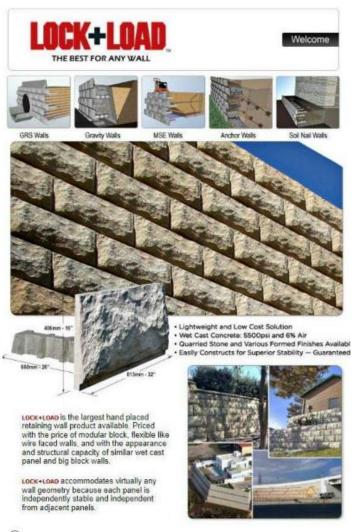
A RECYCLED STEEL RIPARIAN PROTECTION FENCE



(E) WOOD - CENTENNIAL WOODS RECLAIMED WYOMING SNOW FENCE



(D) STAMPED CONCRETE



# **Box Office and Food and Beverage Containers**



SIMILAR STEEL FOOD & BEVERAGE CONTAINER REFERENCE IMAGE





# **COLORS & MATERIALS**



#### **Proposed Entry Portal**



### **Red throughout the Old Mill District**



#### **Existing Train Depot**



# TREE REMOVAL PLAN





Staff recommends that the Bend Planning Commission grant the applicant's Waterway Overlay Zone (WOZ) request, subject to the recommended conditions of approval.

# RECOMMENDED CONDITIONS OF APPROVAL



- Tree Protection Measures
- Obtain all necessary State and Federal permits for any construction activity within the Riparian Corridor
- Provide details for preventing erosion, both during and after construction, within the riparian corridor.
- Submit documentation to demonstrate that surface runoff from impervious areas will not flow unfiltered or untreated into the adjacent waterways.
- Realign the existing public access easement along the river to match the actual pavement, and a provide a new public access easement for the new east-west pathway to/from Shevlin Hixon Drive.
- All outdoor lighting fixtures must be designed as full cut-off fixtures or be shielded to direct light emissions down onto the site